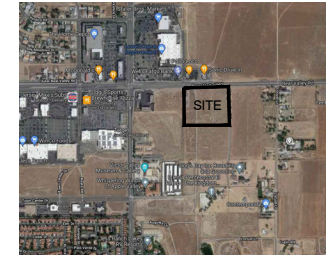


**KEY MAP**



**LOCATION MAP**

N. T. S.



**PROJECT INFORMATION**

LAND: ±8.35 AC ±363,526 SF

**BUILDING AREA**

MAJOR 1	±23,256 SF
PAD 1	±5,381 SF
PAD 2	±3,546 SF
PAD 3	±2,500 SF
SHOPS 1	±5,060 SF
<b>TOTAL BUILDING AREA</b>	<b>±39,743 SF</b>

**PARKING PROVIDED**

PARKING PROVIDED	300 STALLS
PARKING RATIO	7.55 /1000

**PARKING REQUIRED**

MAJOR	1 PER 250	93 STALLS
PAD 1	7 SPACES PER WASH LINE	7 STALLS
PAD 2	1 PER 100	36 STALLS
PAD 3	1 PER 100	25 STALLS
SHOPS 1	1 PER 100	51 STALLS

**TOTAL PARKING REQUIRED: 212 STALLS**

**LSA**



0 85 170  
FEET

SOURCE: MCG Architecture

I:\W\2201\G\Site\_Plan (6/16/2023)

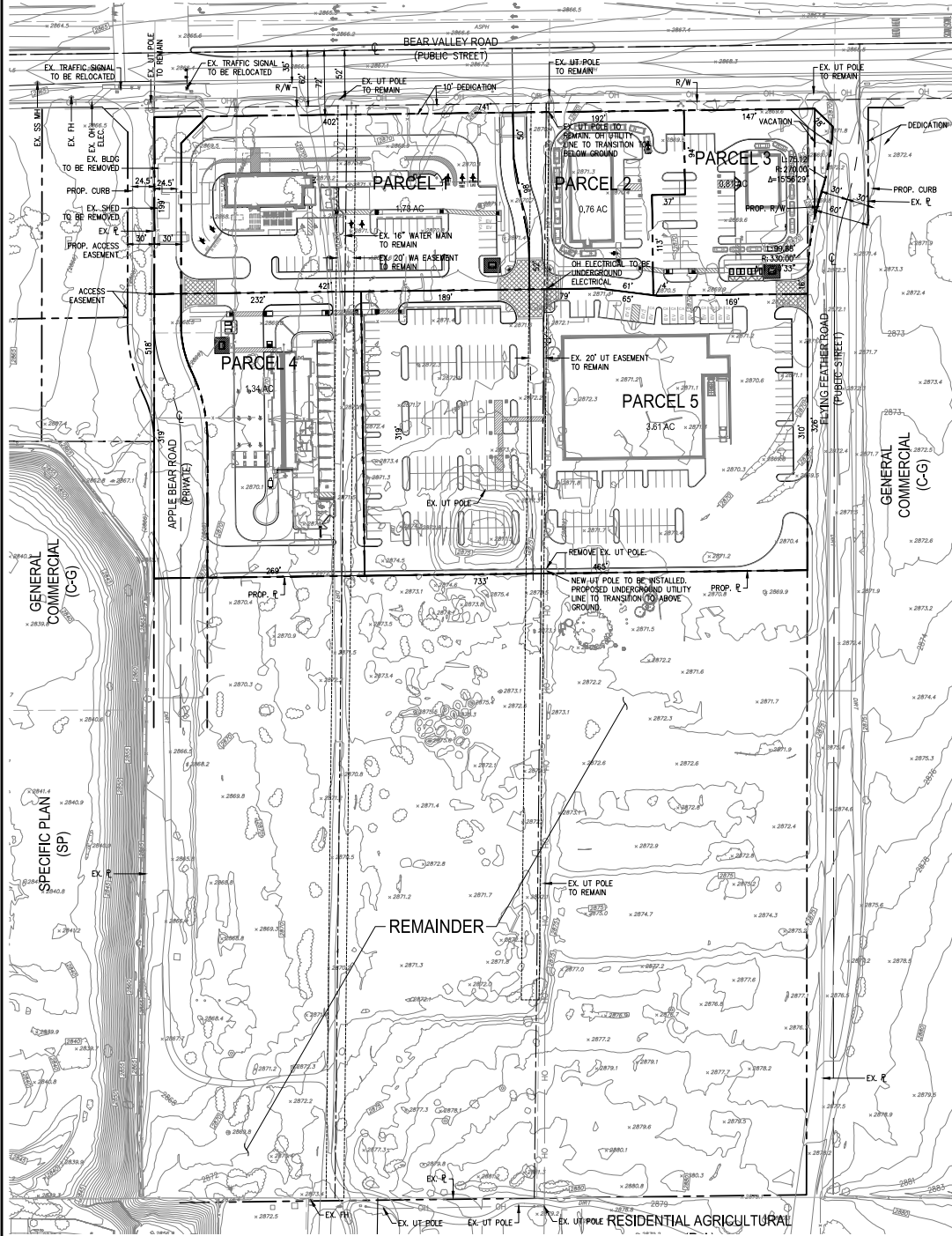
FIGURE 4

*Apple Bear Commercial Project*  
**Conceptual Site Plan**

# TENTATIVE PARCEL MAP NO. 20473

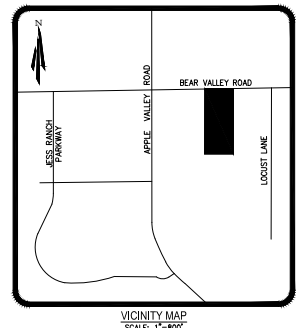
IN THE TOWN OF APPLE VALLEY  
 COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
 BEING A SUBDIVISION OF A PORTION

OF GOVERNMENT LOT 2 OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 3 WEST, S.B.M. AND  
 THE NORTH 350 FEET OF THE EAST 93.3 FEET OF THE WEST 1000.3 FEET OF THE NORTH 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 3 WEST, S.B.M., AND  
 THE EAST 443.30 FEET OF THE WEST 1350.30 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 3 WEST,  
 SAN BERNARDINO MERIDIAN, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



LEGEND		ABBREVIATION	
---	R/W, E	C&G	CURB & GUTTER
---	E	ELEC	ELECTRICITY
---	EX. PARCEL LINE	MH	MANHOLE
---	EX. EASEMENT	OH	OVERHEAD
---	PROP. PARCEL LINE	PROP.	PROPOSED
---	FIRE HYDRANT	R/W	RIGHT-OF-WAY
---	GUY WIRE	SS	SEWER
---	POWER POLE	UT	UTILITY
---	SIGN		
---	TREE		

PARCEL	AREA SF	AREA AC
PARCEL 1	75,434	1.73
PARCEL 2	32,914	0.76
PARCEL 3	35,381	0.81
PARCEL 4	58,478	1.34
PARCEL 5	157,468	3.61
APPLE BEAR ROAD	22,505	0.52
TOTAL	352,328	8.78



LSA



SOURCE: Tait Associates

I:\WDN2201\G\Parcel\_Map.ai (6/16/2023)

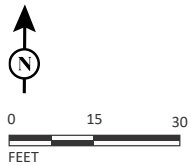
FIGURE 5

Apple Bear Commercial Project  
 Tentative Parcel Map No. 20473



FIGURE 6a

LSA



SOURCE: MCG Architecture  
I:\WDN2201\G\Building\_Elevations\_A (6/16/2023)



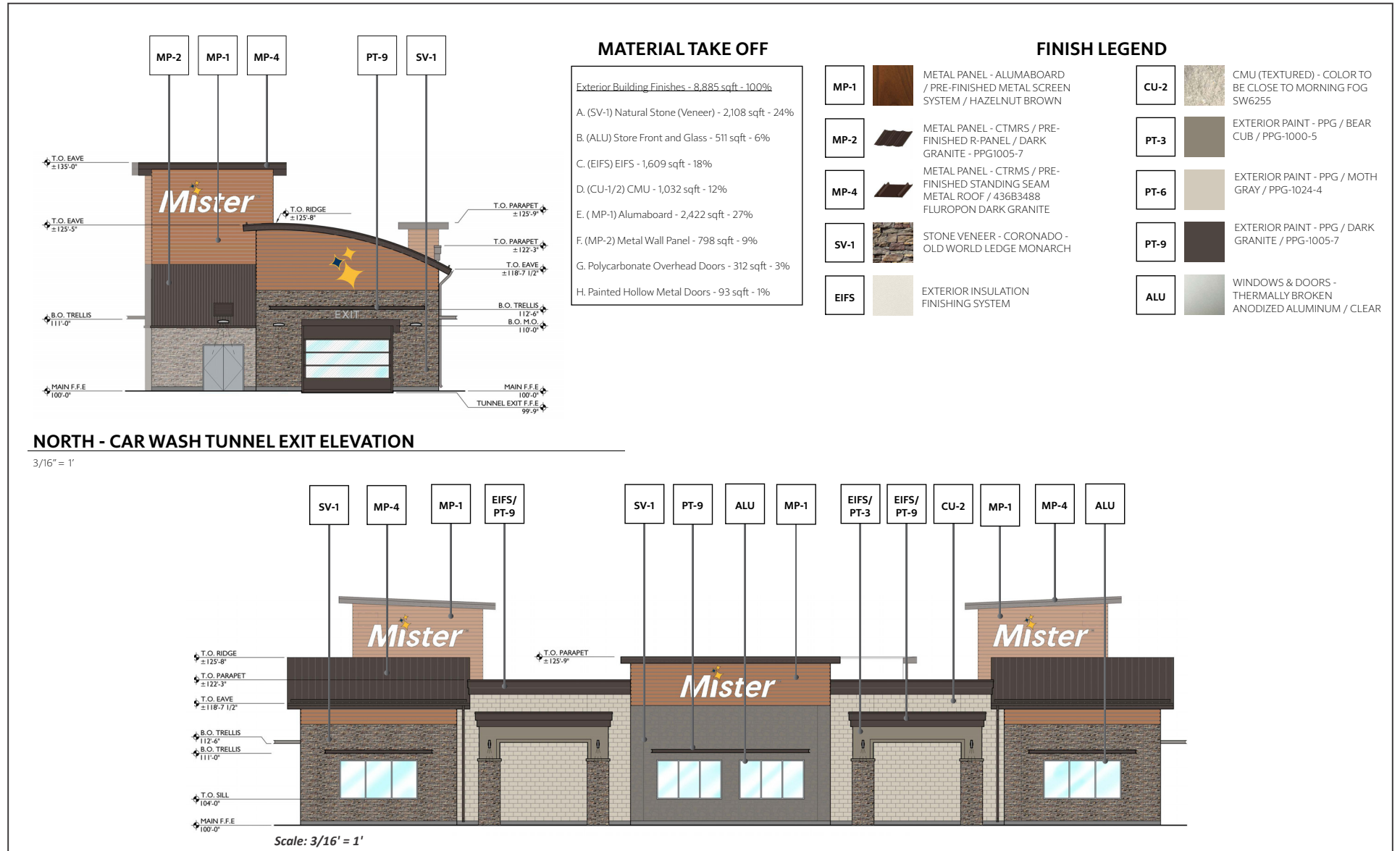
FIGURE 6b

LSA



SOURCE: MCG Architecture

I:\WDN2201\G\Building\_Elevations\_B (6/16/2023)



LSA

FIGURE 6c



SOURCE: MCG Architecture

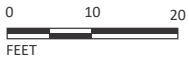
I:\WDN2201\G\Building\_Elevations\_C (6/16/2023)

Apple Bear Commercial Project  
Conceptual Building Elevations – Mister Car Wash



LSA

FIGURE 6d



SOURCE: MCG Architecture

I:\WDN2201\G\Building\_Elevations\_D (6/16/2023)

Apple Bear Commercial Project  
Conceptual Building Elevations – Raising Cane's



FIGURE 6e

LSA



SOURCE: MCG Architecture

I:\WDN2201\G\Building\_Elevations\_E (6/16/2023)